

**BEFORE THE PLANNING
COMMISSION FOR THE CITY OF
BEAVERTON, OREGON**

After recording return to:
City of Beaverton, City Recorder:
4755 SW Griffith Drive
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR) ORDER NO. 2293
DESIGN REVIEW THREE APPROVAL) APPROVING DR2012-0053 VILLASPORT AT
FOR A PROPOSED BUILDING AND) 45 CENTRAL DESIGN REVIEW
ASSOCIATED LANDSCAPING AND)
SITE IMPROVEMENTS. (VILLASPORT)
AT 45 CENTRAL). VILLASPORT,)
APPLICANT.)

The matter came before the Planning Commission on August 1, 2012, on a request for a Design Review Three approval for a proposed building and associated landscaping and site improvements. The subject site is bound by SW Murray Boulevard, SW Jenkins Road, and SW Meridian Street and is more specifically identified as Tax Lots 24700 and 24600 on Washington County Tax Assessor's Map 1S1-09BB respectively.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

Prior to the public hearing, staff published a written staff report which summarized a variety of design concerns of the proposed development. For those design concerns, the staff report did not contain recommended findings on the

proposal's meeting the identified Design Guidelines. The staff report did state that the Commission would make the necessary determinations whether the proposal satisfactorily met the applicable Design Guidelines.

During the hearing, those persons in opposition or who were neutral on the proposal expressed their concerns on the building design and site layout which echoed many of the design concerns identified in the staff report. Specific testimony included the purpose of the locations of the pool and building, the size of the building, that having a large slide at the corner of the intersection was like having a large billboard, and that the proposed building should be stepped back from the property line along Jenkins. The Commission asked additional questions regarding landscaping, fencing, window transparency, parking lot orientation, pedestrian connections, equipment screening, feel of the pedestrian environment, building articulation, cornice treatments, and building orientation.

In oral and written testimony presented at the hearing, the applicant provided evidence in support of the proposal on the design concerns noted in the staff report. In support of articulation and variety of the building, the applicant pointed out the varying roof heights and differentiated wall planes along the SW Jenkins façade as well as stated that the windows along Jenkins into the gym area will be transparent and not screened or shaded so as to allow views into the space. In support of the roof forms as proposed, the applicant pointed out the lack of cornice treatments on nearby buildings as well as described the parapets and eyebrow roof treatments provided. In support of the equipment screening, the

applicant stated that the mechanical equipment would be fully screened from public view with the proposed screening which was taller than the equipment being screened. In support of the building location and orientation, the applicant stated that a facility like the proposed VillaSport required different design considerations such as pools with western exposure as well as the need for increased security, hence the entrance on the north side of the building and the infeasibility of a second entrance along SW Jenkins. In support of the pedestrian system, the applicant stated that six (6) connections were proposed or required from the public rights-of-way, including the realigned connection to the pedestrian plaza. The applicant agreed to provide landscaping in the proposed bark mulch area along SW Jenkins Road. The applicant agreed to a condition of approval allowing the lighting plan to be approved prior to the Site Development Permit issuance to show that the lighting complies with the Technical Lighting Standards of the Development Code.

The applicant agreed to an additional condition of approval which required the applicant to apply for a Design Review Compliance Letter to address the Planning Commissions suggestions regarding; the fencing along SW Jenkins Road, the landscaping area along SW Jenkins Road, the screening of mechanical equipment, and the building elevations articulation, including the addition of cornice treatments.

The Planning Commission considered the written and verbal testimony by the applicant and the public, both in opposition and support of the proposal, and considered the applicant's responses. The Planning Commission concluded that the

applicant's proposal satisfactorily addressed the approval criteria, subject to conditions of approval and adopts the following findings in addition to those provided in the Staff Report.

The Commission finds that the varying roof heights, differentiated wall planes, transparent windows, as well as compliance with the Conditions of Approval are sufficient to show that the proposal meets the Design Guidelines contained in Section 60.05.35.1.B and D (Building Articulation and Variety) of the Development Code.

The Commission finds that the compliance with the Conditions of Approval is sufficient to show that the proposal meets the Design Guideline contained in Section 60.05.35.2.B (Roof Forms) of the Development Code.

The Commission finds that the proposed materials and finishes as well as compliance with the Conditions of Approval are sufficient to show that the proposal meets the Design Guideline contained in Section 60.05.35.5 of the Development Code.

The Commission finds that the special considerations related to the proposed facility, including: need for western exposure for outdoor pool areas as well as security concerns are sufficient to show that the proposal meets the Design Guideline contained in Section 60.05.35.6.A (Building Location and Orientation) of the Development Code.

The Commission finds that the use of clear windows along SW Jenkins which are not darkened or shaded is sufficient to show that the proposal meets the Design

Guideline contained in Section 60.05.35.8.A (Pedestrian Orientation/Views into Building) of the Development Code.

The Commission finds that the project, as proposed, provides adequate weather protection along sidewalks and in areas that are likely to be used by pedestrians by providing a large covered entryway feature as well as an awning over the café entrance is sufficient to show that the proposal meets the Design Guideline contained in Section 60.05.35.8.B (Weather Protection) of the Development Code.

The Commission finds that the six (6) pedestrian connections proposed and/or agreed to by the applicant are sufficient to show that the proposal meets the Design Guidelines contained in Sections 60.05.40.3.B-F and 60.05.40.7.A (Pedestrian Circulation and Connections) of the Development Code.

The Commission finds that the compliance with the Conditions of Approval, which requires plantings within the bark mulch strip along SW Jenkins Road, is sufficient to show that the proposal meets the Design Guideline contained in Section 60.05.45.3.A (Landscaping) of the Development Code.

The Commission finds that the compliance with the Conditions of Approval are sufficient to show that the proposal meets the Design Guideline contained in Section 60.05.50 (Lighting) of the Development Code.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 25, 2012, and Staff's Memorandum dated August 1, 2012, and based on the additional findings made by

the Planning Commission through the course of the hearing and summarized herein, as applicable to the approval criteria contained in Section 40.20.15.3.C of the Development Code.

THEREFORE, IT IS HEREBY ORDERED that **DR2012-0053** is **APPROVED**, based on the testimony, reports and exhibits and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated July 25, 2012, Staff's Memorandum dated August 1, 2012, and the supplemental findings made by the Planning Commission contained herein and is subject to the conditions of approval, as follows:

1. Approval of DR2012-0053 is subject to approval of ADJ2012-0002 and CU2012-0006. (Planning/JF)

A. Prior to issuance of the site development permit, the applicant shall:

2. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
3. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
4. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)

5. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
6. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
7. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the Murray Boulevard and Jenkins Road right of ways. (Site Development Div./JJD)
8. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
9. Submit an approved action plan from the Oregon Department of Environmental Quality (DEQ) for the previously issued 1200-C General Permit (DEQ/CWS/City Erosion Control Joint Permit). The DEQ process is independent of a City plan revision approval. The applicant shall use the 2006 plan format per requirements adopted by DEQ and Clean Water Services and submit the DEQ-approved revised plans to the City. (For more information and to access the new format, see <http://www.deq.state.or.us/wq/stormwater/constappl.htm>) (Site Development Div./JJD)
10. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. (For more information, see http://www.tvfr.com/resources/new_construction.aspx) Additionally, submit an available fire flow analysis including an actual flow test of the existing water system and evaluation by a professional engineer meeting the standards as specified in the Engineering Design Manual Chapter 6, 610.L, using the anticipated maximum fire demand. The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./JJD)
11. Submit to the City a certified impervious surface determination of the proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total on the affected sites. Specific types of impervious area totals, in square feet, shall be given for buildings, parking lots/driveways,

sidewalk/pedestrian areas, storage areas, and any gravel surfaces.

Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area for each affected property. (Site Development Div./JJD)

12. Pay a storm water system development charges (overall system conveyance and detention) for any net new impervious area proposed for the project. Additionally, the project shall pay a storm water quality and quantity in-lieu of fee for any impervious area required to provide treatment but determined by the City Engineer as not to practical to provide treatment or to drain to a treatment facility as allowed under Clean Water Services standards. (Site Development Div./JJD)
13. Provide plans for any needed relocation and/or additional street lights (Option C; illumination needs determined per Chapter 4, Ord. 4417) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. (Site Development Div./JJD)
14. The applicant will be required to meet Development Code section 60.55.25.4 and 60.55.25.10.B and provide one 5 ft. wide pedestrian pathways between the parking areas located east of the proposed facility and the public street adjacent to this area. The walkway should connect to Jenkins Road. The connection should be spaced to maximize convenient access for pedestrians. (Transportation/SB)
15. The applicant will be required to connect the pedestrian crossing between the main entrance of the building and existing crossing along Meridian Street in a more linear fashion lining this connection up better and creating a more convenient and straight line connection between the proposed entrance to the new facility and Meridian Street and avoid crossing multiple vehicle access lanes within the Parking lot meeting Development Code section 60.55.25.10.A and 60.55.25.10.D. (Transportation/SB)
16. Aerial Fire Apparatus Access: Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. (OFC D105) (TVF&R/JF)

17. Fire Apparatus Access Road Width and Vertical Clearance: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (12 feet for up to two dwelling units and accessory buildings), and an unobstructed vertical clearance of not less than 13 feet 6 inches. Where fire apparatus roadways are less than 26 feet wide, "NO PARKING" signs shall be installed on both sides of the roadway and in turnarounds as needed. Where fire apparatus roadways are more than 28 feet wide but less than 32 feet wide, "NO PARKING" signs shall be installed on one side of the roadway and in turnarounds as needed. Where fire apparatus roadways are 32 feet wide or more, parking is not restricted. (OFC 503.2.) (TVF&R/JF)
18. Fire Access Apparatus Roads with Fire Hydrants: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. (OFC D103.1) (TVF&R/JF)
19. No Parking Signs: Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Roads more than 26 feet wide to 32 feet wide shall be posted on one side as a fire lane. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6) (TVF&R/JF)
20. Surface and Load Capacities: Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 60,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. (OFC D102.1) (TVF&R/JF)
21. Turning Radius: The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & 103.3) (TVF&R/JF)
22. Painted Curbs: Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (OFC 503.3) (TVF&R/JF)
23. Commercial Buildings-Required Fire Flow: The required fire flow for the building shall not exceed 3,000 gallons per minute (GPM) or the available GPM in the water delivery system at 20 psi, whichever is less as calculated using IFC, Appendix B. A worksheet for calculating the required fire flow is available from the Fire Marshal's Office. (OFC B105.3) Please provide a current fire flow test of the nearest fire hydrant demonstrating available flow

at 20 psi residual pressure as well as fire flow calculation worksheets. Please forward copies to both TVF&R as well as Washington County Building Services. Fire flow calculation worksheets as well as instructions are available on our web site at www.tvfr.com. (TVF&R/JF)

24. Fire Hydrants-Commercial Buildings: Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system. (OFC 507.5.1) (TVF&R/JF)
25. Fire Hydrant Number and Distribution: The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Appendix C, Table C 105.1.
 - a. Considerations for placing fire hydrants may be as follows:
 - b. Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants.
 - c. Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the fire code official.
 - d. Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets only as approved by the fire code official.
 - e. Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the fire code official. (TVF&R/JF)
26. Fire Hydrant Distance from an Access Road: Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway. (OFC C102.1) (TVF&R/JF)
27. Reflective Hydrant Markers: Fire hydrant locations shall be identified by the installation of reflective markers. The markers shall be blue. They shall be located adjacent and to the side of the centerline of the access road way that the fire hydrant is located on. In case that there is no center line, then assume a centerline, and place the reflectors accordingly. (OFC 510.1) (TVF&R/JF)

28. Physical Protection: Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6) (TVF&R/JF)
29. Clear Space Around Fire Hydrants: A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5) (TVF&R/JF)
30. Fire Hydrant/Fire Department Connection: A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDCs shall be located on the same side of the fire apparatus access roadway and or drive aisle. FDCs shall normally be remote except when approved by the fire code official. Fire sprinkler FDCs shall be plumbed to the fire sprinkler riser downstream of all control valves. Each FDC shall be equipped with a metal sign with 1 inch raised letters and shall read, "AUTOMATIC SPRINKLERS OR STANDPIPES" or a combination thereof as applicable. (OFC 912.2) (TVF&R/JF)
31. Access and Fire Fighting Water Supply During Construction: Approved fire apparatus access roadways and firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 1410.1 & 1412.1) (TVF&R/JF)
32. Knox Box: A Knox Box for building access is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1) (TVF&R/JF)
33. Premises Identification: Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet numbers. Numbers shall be a minimum of 4 inches high with a ½ inch stroke. (OFC 505.1) (TVF&R/JF)
34. Fire Department Access to Equipment: Fire protection equipment shall be identified in an approved manner. Rooms containing controls for HVAC, fire sprinklers risers and valves or other fire detection, suppression or control features shall be identified with approved signs. (OFC 509.1) (TVF&R/JF)
35. Angle of Approach and Departure: The angles of approach and departure for fire apparatus roads shall not exceed 8 Degrees. (OFC 503.2.8, NFPA 1901) (TVF&R/JF)
36. Submit to Washington County Operations Division (503-846-7623):
- a) Completed "Right-of-Way Permit" application form.
 - b) A copy of the City's Land Use Approval with Conditions, signed and dated.

c) Three (3) sets of 11x17 plans, including site plan, for construction of the following improvements:

i. Pedestrian connection(s) to SW Jenkins Road and SW Murray Boulevard to County road standards. (Wash Co/NV)

37. Ensure that all associated applications, including Minor Adjustment, Conditional Use, Design Review and Replat, have been approved and are consistent with the submitted plans. (Planning Division/JF)

38. The applicant shall provide a landscape plan prior to Site Development Permit issuance showing a tree species, other than Magnolia, in the landscape islands which shall be approved by the City Arborist. (Operations/PH)

B. Prior to building permit issuance, the applicant shall:

39. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)

40. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)

41. Pay a storm water system development charge (overall system conveyance) for any additional net new impervious area proposed beyond that shown for the site development permit. (Site Development Div./JJD)

42. Provide a plan or equipment details showing that all proposed mechanical equipment is fully screened from public view. (Planning/JF)

43. Submit a DRCL application that will provide more Design detail consistent with the commentary provided by the Planning Commission for the following features:

- Fencing along Jenkins
- Landscaping along Jenkins
- Screening of the mechanical areas
- Articulation of the building elevations including cornice treatments

C. Prior to final occupancy of any building permit, the applicant shall:

44. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the frontage.. (Site Development Div./JJD)

45. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if

an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)

46. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Div./JF)
47. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Div./JF)
48. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Div./JF)
49. Ensure all landscaping approved by the decision making authority is installed. (Planning Div./JF)
50. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning Div./JF)
51. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Deciduous trees shall have straight trunks and be fully branched, with a minimum caliper of 1-1/4 inches and a minimum height of 8 feet at the time of planting, except that dwarf and compact varieties may be approved at any size. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning Div./JF)
52. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning Div./JF)

53. Obtain a Finaled Washington County Right-of-Way Permit, contingent upon the following:

- a. The Road improvements required in condition 36.c.i above (pedestrian connection(s) to SW Jenkins Road and SW Murray Boulevard to County road standards) shall be completed and accepted by Washington County.
- b. Upon completion of necessary improvements, submit final certification of adequate site distance in accordance with County Code, prepared and stamped by a registered professional engineer. (Wash Co/NV)

D. Prior to release of performance security, the applicant shall:

54. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
55. Submitted proof of recording of the single lot partition plat consolidating the pre-existing lots with the Washington County Surveyor and land records. (Site Development Div./JJD)
56. Submit any required on-site easements not already dedicated on the subdivision plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)
57. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve re-establishment of required plantings and flow elevations within the downstream water quality facility if negatively affected from siltation or other construction run-off drainage from this site, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Public Works Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Public Works Director prior to release of the security. (Site Development Div./JJD)

Motion CARRIED, by the following vote:

AYES: Doukas, Maks, Fagin, Nye, Winter, and Overhage.
NAYS: Nye.
ABSTAIN: None
ABSENT: Stephens.

Dated this 16th day of August, 2012.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2293 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 5:00 p.m. on Monday, August 27, 2012.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:




JANA FOR
Associate Planner

APPROVED:



KIM OVERHAGE
for Vice-Chair



STEVEN A. SPARKS, AICP
Planning Division Manager